

**CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. 20-**

**RESOLUTION APPROVING A SITE PLAN FOR  
THE CONSTRUCTION OF A NEW BUILDING  
AT 1140 ROBERT STREET – DAN SAAD**

**WHEREAS**, a site plan application has been submitted to the City for the properties currently legally described as:

CURRENT: N 50 FT OF S 460 FT OF W 160 FT OF NW 1/4 OF NE 1/4 OF SW 1/4 EX ST & EX PT TO CITY

W ½ OF LOTS 6 & 7 OF LOT 7 BLOCK 1 OF WESTCHESTER HEIGHTS NO 2 REARRANGEMENT

**WHEREAS**, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on January 21, 2020;

**WHEREAS**, the West St. Paul Planning Commission has recommended the City Council deny the site plan due to the footprint of the building; and

**WHEREAS**, because the building size, location and overall footprint of the new building complies with the zoning ordinance, the West St. Paul City Staff has recommended the City Council approve the site plan.

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the site plan for 1140 Robert Street requested by Dan Saad, is hereby approved subject to the submitted plans and following conditions:

1. Council approval of the corresponding planning applications.
2. The applicant shall ensure that Wakota employees park in one of the shared parking lots, rather than the adjacent Wakota lot.
3. The applicant shall apply for and obtain all applicable building and sign permits.
4. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties.
5. The applicant shall alter the building elevation plans to incorporate at least 40% window coverage on the southern elevation prior to submitting building permit applications.
6. The applicant shall revise the plans to incorporate at least two of the visual relief criteria on the northern elevation.

7. The applicant shall ensure that all mechanical protrusions are properly screened as per section 153.032 (F) of the code.
8. The applicant shall ensure that any/all trash enclosures comply with section 153.032 (F)6 of the code.
9. The applicant shall ensure that all signage meet the requirements of Section 153 of the code.
10. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated December 11, 2019.
11. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated January 8, 2020.
12. The applicant shall enter into a stormwater management agreement with the city for the proposed stormwater filtration basin.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 27<sup>th</sup> day of January 2020.

Attest:

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David Napier, Mayor

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Shirley R Buecksler, City Clerk